

CITY OF SEATTLE  
LOT BOUNDARY ADJUSTMENT NO. 3036857-LU

GRANTOR: RAR 36, LLC  
16330 INGLEWOOD PL NE  
KENMORE, WA 98028

CONTACT PERSON: JULIE LeDOUX  
21004 44TH DR NE  
ARLINGTON, WA 98223

GRANTEE: CITY OF SEATTLE  
KING COUNTY, WA

8,9	28	VICTORY HEIGHTS ADD.	24 / 22
LOT(S)	BLOCK	SUBDIVISION	VOL/PAGE(S)

TAX PARCEL NO. 890100-1620 & 890100-1615

ADDRESS: 11350 23RD AVE NE  
SEATTLE, WA 98125  
&  
11344 23RD AVE NE  
SEATTLE, WA 98125

REFERENCE NO. FOR RELATED PROJECTS:

APPROVAL:

CITY OF SEATTLE  
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS (SDCI)  
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

BY: \_\_\_\_\_ DIRECTOR, SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS

NOTE: APPROVAL OF THIS LOT BOUNDARY ADJUSTMENT BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.28 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS:

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

ASSESSOR: \_\_\_\_\_

ORIGINAL LEGAL DESCRIPTIONS:

PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102, RECORDED IN BOOK 386 OF SURVEYS, PAGES 183 THROUGH 187, UNDER RECORDING NUMBER 20180615900001, RECORDS OF KING COUNTY, WASHINGTON;  
SUBJECT TO CITY LIGHT EASEMENT PER SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT;  
TOGETHER WITH AND SUBJECT TO ACCESS AND UTILITIES EASEMENT PER SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

PARCEL E OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102, RECORDED IN BOOK 386 OF SURVEYS, PAGES 183 THROUGH 187, UNDER RECORDING NUMBER 20180615900001, RECORDS OF KING COUNTY, WASHINGTON;  
TOGETHER WITH AND SUBJECT TO ACCESS AND UTILITIES EASEMENT PER SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT.

NOTES:

- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
- BASIS OF BEARINGS: NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS
- VERTICAL DATUM: NAVD 88 PER CITY OF SEATTLE BENCHMARK NO. SNV-0222.  
CITY OF SEATTLE BRASS CAP, STAMPED "0222". 15 FEET NORTH OF THE SOUTH END OF CONCRETE WALK, 4 INCHES WEST OF BACK OF CONCRETE WALK, AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LAKE CITY WAY NORTHEAST & NORTHEAST 115TH STREET  
ELEV.=172.496'
- TOTAL SITE AREA IS 23,376 SQUARE FEET OR 0.54 ACRES.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.

APPROVAL NOTES:

- ALL FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED OR MOVED ONTO ANY OF THESE PROPOSED PARCELS MUST COMPLY WITH THE THEN CURRENT SEATTLE FIRE CODE CHAPTER 5 AND REFERENCED APPENDICES, DEPENDING ON LOCATION OF FUTURE STRUCTURES ON THE LOTS. THESE PROVISIONS MAY REQUIRE APPROVED FIRE DEPARTMENT VEHICLE ACCESS ROADS, TURNAROUNDS, WATER SUPPLIES FOR FIRE PROTECTION, AND OTHER POSSIBLE FIRE PROTECTION RELATED ITEMS PRIOR TO APPROVAL OF BUILDING PERMIT.

DECLARATION:

WE THE UNDERSIGNED, OWNER (S) IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LOT BOUNDARY ADJUSTMENT THEREOF PURSUANT TO RCW 58.17.040 AND DECLARE THIS LOT BOUNDARY ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID LOT BOUNDARY ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

RAR 36, LLC ITS. DATE

ACKNOWLEDGMENT:

STATE OF WASHINGTON )  
 )SS  
COUNTY OF KING )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ THE \_\_\_\_\_ OF RAR 36, LLC IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL  
THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC IN AND FOR THE STATE  
RESIDING AT: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

RECORDER’S CERTIFICATE

FILED FOR RECORD THIS\_\_\_\_\_ DAY OF\_\_\_\_\_, 20\_\_\_. AT M.  
IN BOOK\_\_\_\_\_ OF SURVEYS. AT PAGE\_\_\_\_\_, AT THE REQUEST  
OF TERRANE, INC.

MANAGER SUPT. OF RECORDS

SURVEYOR’S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RAR 36, LLC.

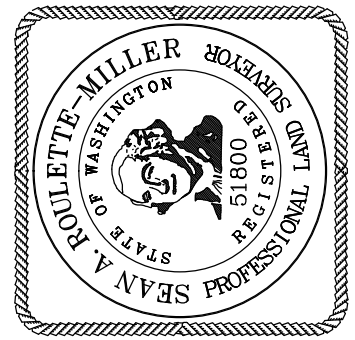
SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE

REFERENCES

- R1. LOT BOUNDARY ADJUSTMENT REC. NO. 20180615900001, RECORD OF SURVEY, VOL. 386, PG. 183-187, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 70, PG. 262, RECORDS OF KING COUNTY, WASHINGTON.



10801 Main Street, Suite 102, Bellevue, WA 98004  
phone 425.458.4488 support@terrane.net  
www.terrane.net



CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT  
NE 1/4, SW 1/4, SEC. 28, T. 26N., R. 04E., W.M.  
RAR 36, LLC  
PARCEL NO. 890100-1620 & 890100-1615  
11350 & 11344 23RD AVE NE  
SEATTLE WA

JOB NO.: 200198

DATE: 10/12/20

DRAFTED BY: TLR

CHECKED BY: SRM

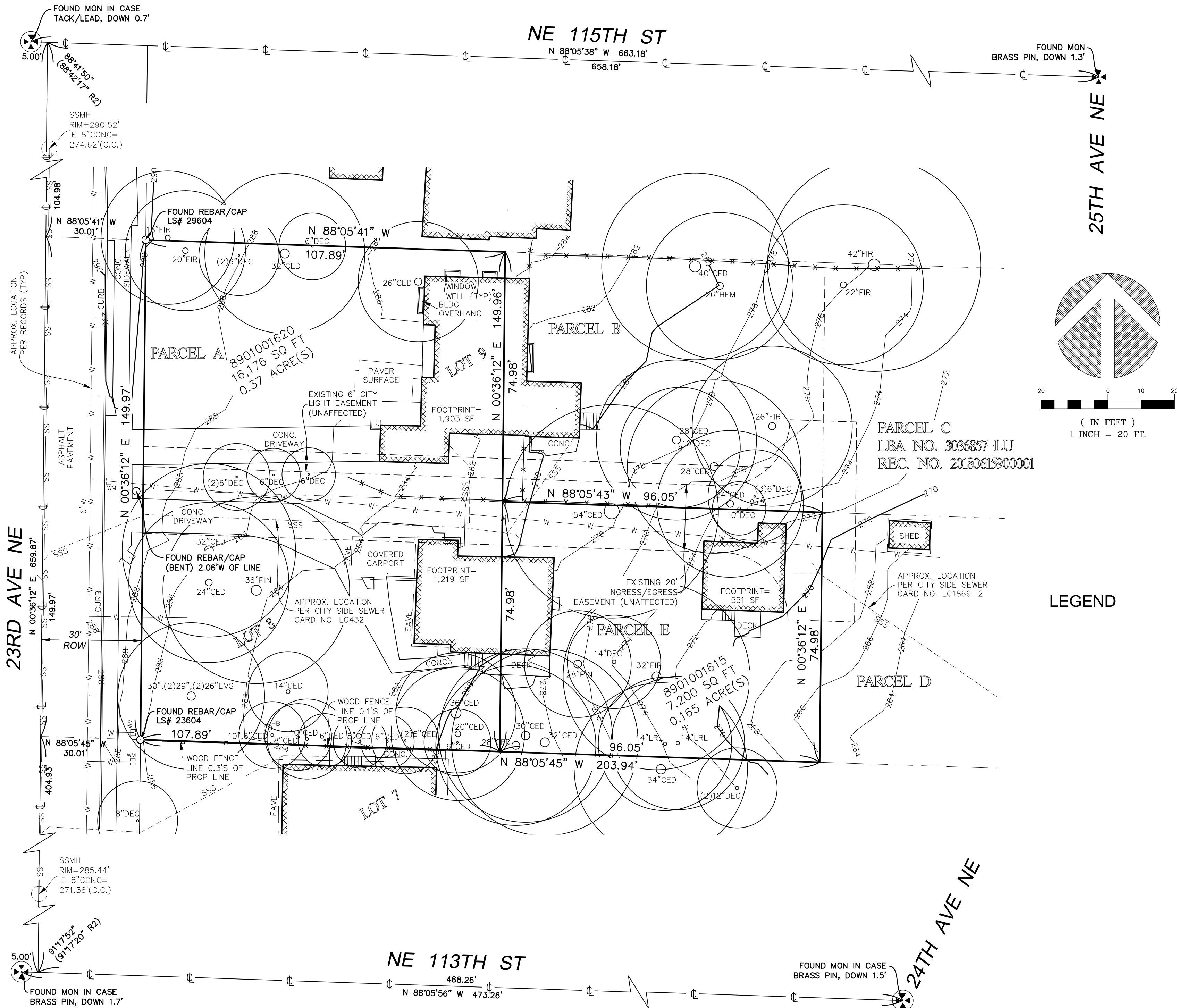
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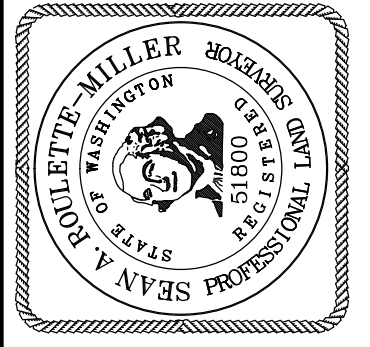
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SURVEY NOTE:  
ORIGINAL SITE SURVEY WAS COMPLETED IN MARCH OF 2020. NO ADDITIONAL FIELDWORK WAS PERFORMED IN PREPARATION OF THIS LOT BOUNDARY ADJUSTMENT.

TOPOGRAPHIC SURVEY



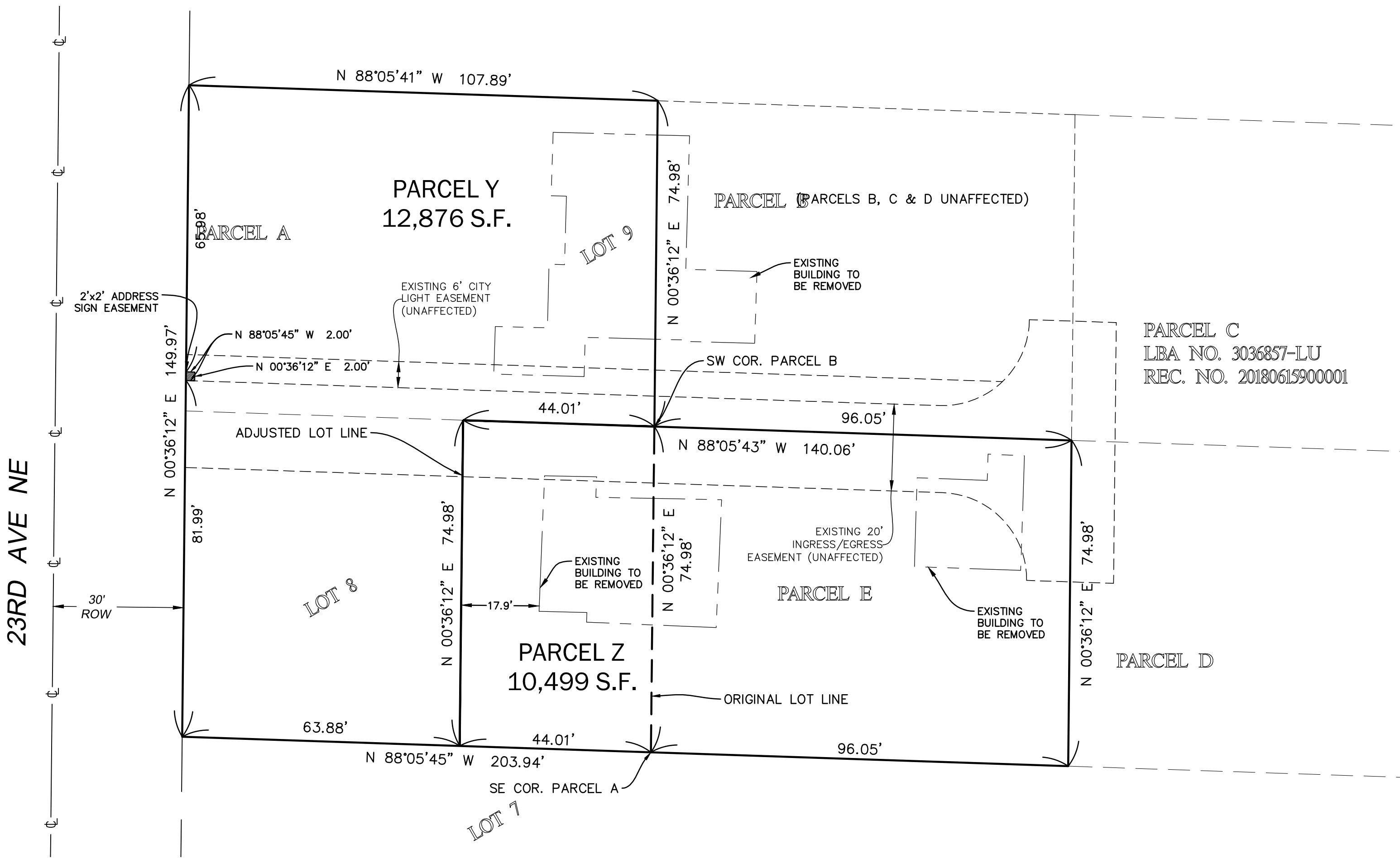
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2	OF 3





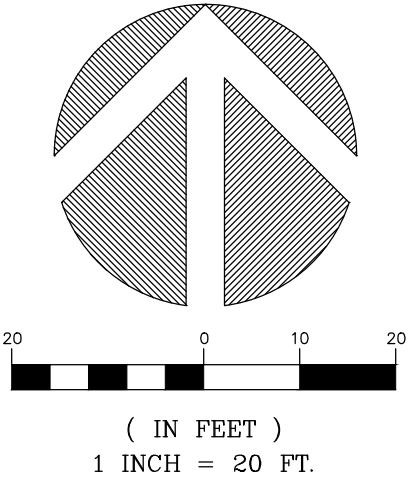
NEW LOT LEGAL DESCRIPTIONS

PARCEL Y  
PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102, RECORDED IN BOOK 386 OF SURVEYS, PAGES 183 THROUGH 187, UNDER RECORDING NUMBER 20180615900001, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE NORTH 88°05'45" WEST 44.01 FEET, ALONG THE SOUTH LINE OF SAID PARCEL A; THENCE NORTH 00°36'12" EAST 74.98 FEET; THENCE SOUTH 88°05'43" EAST 44.01 FEET, TO THE SOUTHWEST CORNER OF PARCEL B OF SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT; THENCE SOUTH 00°36'12" WEST 74.98 FEET, TO THE POINT OF BEGINNING; SUBJECT TO CITY LIGHT EASEMENT PER SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT; TOGETHER WITH AND SUBJECT TO ACCESS AND UTILITIES EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 9004040266; SUBJECT TO THE ADDRESS SIGN EASEMENT AS SHOWN AND DESCRIBED HEREIN.

NEW EASEMENT LEGAL DESCRIPTIONS

ADDRESS SIGN EASEMENT  
THAT PORTION OF PARCEL A OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102, RECORDED IN BOOK 386 OF SURVEYS, PAGES 183 THROUGH 187, UNDER RECORDING NUMBER 20180615900001, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 00°36'12" EAST 81.99 FEET, ALONG THE WEST LINE OF SAID PARCEL A, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°36'12" EAST 2.00 FEET; THENCE SOUTH 88°05'45" EAST 2.00 FEET; THENCE SOUTH 00°36'12" WEST 2.00 FEET; THENCE NORTH 88°05'45" WEST 2.00 FEET, TO THE POINT OF BEGINNING.

PARCEL Z  
PARCEL E OF CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102, RECORDED IN BOOK 386 OF SURVEYS, PAGES 183 THROUGH 187, UNDER RECORDING NUMBER 20180615900001, RECORDS OF KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF PARCEL A OF SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE NORTH 88°05'45" WEST 44.01 FEET, ALONG THE SOUTH LINE OF SAID PARCEL A; THENCE NORTH 00°36'12" EAST 74.98 FEET; THENCE SOUTH 88°05'43" EAST 44.01 FEET, TO THE SOUTHWEST CORNER OF PARCEL B OF SAID CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3030102; THENCE SOUTH 00°36'12" WEST 74.98 FEET, TO THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO ACCESS AND UTILITIES EASEMENT RECORDED UNDER KING COUNTY RECORDING NO. 9004040266; TOGETHER WITH THE ADDRESS SIGN EASEMENT AS SHOWN AND DESCRIBED HEREIN.



CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT

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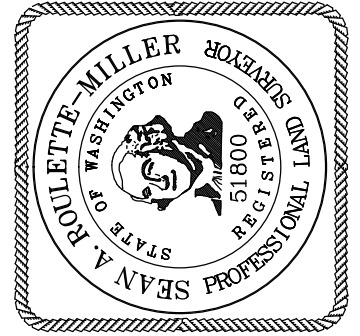
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